

**MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM**

Property Name: J.R. Lee Manning House Inventory Number: PG 83-16

Address: 421 Bryan Point Road, Accokeek, Prince George's County, Maryland

Owner: Charles & Irleene Hess, Trustees, P.O. Box 250, Accokeek, MD 20607

Tax Parcel Number: Lot 35 Tax Map Number: PG 151 D4

Project MD 210: I-95/495 to MD 228 Agency State Highway Administration (SHA)

Site visit by SHA Staff: no ☒ yes Name: Jill Dowling Date: 06/01/1997

Eligibility recommended ☒ Eligibility **not** recommended ☐

Criteria ☐ A ☒ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☒ None

Is property located within a historic district? ☒ no ☐ yes Name of District: _____

Is district listed?: ☒ no ☐ yes

Documentation on the property/district is presented in: Historic Structures Identification Study for MD 210: I-95/495 to MD 228

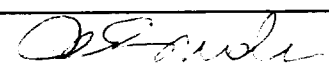
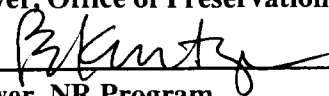

Description of Property and Eligibility Determination (*Use continuation sheet if necessary and attach map and photo*)

The J.R. Lee Manning Farmhouse (Oakwood Farm) consists of two core structures from ca. 1820 and ca. 1870, which J.R. Lee Manning united in modifications he made after he acquired the property in 1897. The resultant structures convey its association to its turn of the century transformation through two over one windows, gable lunettes, a façade-width front porch with cross gable hipped roof and turned posts, and its general form. Despite alterations including vinyl siding and replacement of the tin shingle roof, the house reflects a progression of vernacular architectural modifications that relate to the evolution of the study area.

Manning was a prominent local figure who served as State Tobacco inspector, County Commissioner, and operated a general store at Farmington. His father, John Manning, owned a 176-acre farm nearby throughout the nineteenth century, which Manning inherited and expanded with the purchase of the subject property and an additional 14 acres.

Research indicates that this structure relates to the lives of persons significant in the past (Criterion B). Historic

Prepared by: Jill Dowling

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
Criteria: <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	Consideration <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
<u></u>	<u>4/19/1997</u>
Reviewer, Office of Preservation Services	Date
<u></u>	<u>3/23/01</u>
Reviewer, NR Program	Date <u></u>

contexts relating to tobacco farming and inspection indicate that Manning's agricultural heritage in the study area as well as his own position as State Tobacco inspector impart significance on this site, indicating that the property is potentially eligible under Criteria B. The building itself, while not a good example of any formal style, is distinguished for its vernacular evolution and potentially its craftsmanship, making it eligible under Criterion C. Although archeology was not addressed in this study, there is no indication that the property is likely to yield information important in history or pre-history (Criterion D).

Capsule Summary

Inventory No. PG: 83-16
Property Name: J.R. Lee Manning House
Address: 421 Bryan Point Road
City: Accokeek
Date of Construction: ca. 1820 and ca. 1870

Description (Summary):

The J.r. Lee Manning Farmhouse (Oakwood Farm) consists of two core structures which J.r. Lee Manning united in modifications after 1897. The resultant building conveys the transformation through two-over-one windows, gable lunettes, and full-width porch.

Significance (Summary):

The two core structures were constructed in the 1820s & 1870s. It meets Criterion B for its association with Manning, a State tobacco inspector and local merchant. The resource also meets Criterion C for is vernacular evolution and craftsmanship.

Acreage: 14

PRINCE GEORGE'S COUNTY
HISTORIC SITE SUMMARY SHEET

Survey #: P.G. #83-16 Building Date: 1870's, 1897
Building Name: J. R. Lee Manning Farmhouse
Location: 421 Bryan Point Road, Accokeek

Private/Residence/Occupied/Good/Inaccessible

Description

The J. R. Lee Manning House is a two-story, gable roof frame dwelling, rectangular in plan, with a center front cross gable. The five bay south (main) facade has central entrance through a four panel door with a transom and a wide wood surround. A five bay hipped roof entrance porch shelters the first story. The roof supports are chamfered wood posts, and there is a small centered pediment with a raking cornice, infilled with fishscale shingles. The cross gable on the south facade is asymmetrical, surmounting the third and fourth bays. The five bay north (rear) facade has a central rear entrance through a four panel door, sheltered by a one-story shed roof two-by-one-bay enclosed porch. A meat house north of the house is of hand-hewn logs.

Significance

The J. R. Lee Manning house is significant for its vernacular architecture and for its association with J. R. Lee Manning, a former County Commissioner and State Tobacco Inspector. Manning acquired the fourteen acres and the house in 1897, adding it to the 176 acre farm which he had inherited from his father, John Manning. The house at the time of Manning's purchase was composed of a ca. 1820-40 one-story east wing and a two-story, ca. 1870's west wing. Manning added a second story to the east wing, giving the house a symmetrical center hall - four parlor plan. He also added a center front cross gable with fishscale shingles and (probably) the facade-wide entrance porch with centered triangular pediment, giving the house a unified appearance. Manning operated a general store at Farmington, on Piscataway Creek. He was elected to two terms as County Commissioner and was appointed State Tobacco inspector. The property was held by his wife and daughters after his death in 1926, and finally was sold out of the family in 1949.

Acreage: 2.07 acres

Magi No.

DOE yes no

Maryland Historical Trust

State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic J.R. Lee Manning Farmhouse (Oakwood Farm)

and/or common

2. Location

street & number 421 Bryan Point Road not for publicationcity, town Accokeek vicinity of congressional district 4state Maryland county Prince George's

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Mark and Diane Boyer

street & number P.O. Box 7101 12th Avenue telephone no.:city, town Fairbanks, state and zip code Alaska 99701

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 4779street & number Main Street folio 781city, town Upper Marlboro, state MD. 20772

6. Representation in Existing Historical Surveys

title n/a

date federal state county local

depository for survey records Historic Preservation Commission, Room 4010, CAB

city, town Upper Marlboro, state MD. 20772

7. Description

Survey No. P.G. 83-16

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The R. Lee Manning House is a two-story, gable roof frame dwelling, rectangular in plan, with a center front cross gable. It is located near and oriented toward Bryan Point Road in Accokeek.

The five bay south (main) facade has central entrance through a four panel door with a transom and a wide wood surround. The 2/2 double hung sash windows have narrow wood architrave surrounds. A five bay hipped roof entrance porch shelters the first story. The roof supports are chamfered wood posts. There is a plain frieze and a small centered pediment with a raking cornice, infilled with fishscale shingles. The cross gable on the south facade is asymmetrical, surmounting the third and fourth bays. Its surface is covered by wood shingles. The cornice was altered when the building was covered with aluminum siding. It is now a narrow boxed metal cornice.

The west gable end is unfenestrated except for a lunette window at attic level. There is an exterior brick store chimney centered facade. The two bay east gable end has a lunette window centered at attic level. There is a cement-capped well just northeast of the structure's northeast corner.

The five bay north (rear) facade has a central rear entrance through a four panel door. Door and windows have wide plain wood surrounds. The brick foundation is visible on this facade. The roof is partially covered with tin shingle, the rest covered with tarred roof felting. A one-story shed roof two-by-one-bay enclosed porch projects from the northeast corner of the facade. The porch has an east side entrance and a band of 1/1 aluminum frame windows.

The interior of the R. Lee Manning House has a symmetrical plan consisting of a central hall with front and rear entrances, flanked by two rooms to the east and two to the west. Discontinuous and varied interior molding and a difference in floor level on the second story indicate that the building has had additions or alterations over its history. There have been recent additions of paneling, wall to wall carpeting and ceiling tile on the first floor. The stair has a large heavy turned newel post and turned balusters. There is a turned and chamfered newel surmounted by an ornamental knob at the top of the stair. Interior moldings range from wide plain door and window surrounds in the northeast kitchen to banded molding in the west side rooms and on the second story. There is a trap door in the low second story ceiling leading to a loft.

8. Significance

Survey No. P.G. #83-16

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				Local History

Specific dates 1870's, 1897

Builder/Architect James Jones, J.R. Lee Manning

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The J. R. Lee Manning house is significant for its vernacular architecture and for its association with J. R. Lee Manning, a former County Commissioner and State Tobacco Inspector.

J. R. Lee Manning (1865-1926) acquired fourteen acres upon which the house was situated in 1897,¹ adding it to the 176 acre farm in the area which he had inherited from his father, John Manning.² The fourteen acres was originally a part of Oakwood Farm, a property owned by John H. Clagett earlier in the 19th century. The house at the time of Manning's purchase was composed of a ca. 1820-40 one-story east wing and a two-story, ca. 1870's west wing,³ the west wing built by former owner, James Jones. Manning added a second story to the east wing, giving the house a symmetrical center hall - four parlor plan.⁴ He added a center front cross gable with fishscale shingles and probably the facade-wide entrance porch with centered triangular pediment, giving the house a unified appearance. He probably added the lunette windows in the upper gable ends.

Manning operated a general store at Farmington, on Piscataway Creek. He was elected to two terms as County Commissioner and was appointed State Tobacco inspector.⁵ The property was held by his wife and daughters after his death in 1926, and finally was sold out of the family in 1949.⁶ One hundred and sixty-three acres of the farm was subdivided in 1950, the Manning house set on Lots 30 and 31.

Notes

¹ Land Records of Prince George's County, JWB #39:160.

² Wills, Administration Files, #1610 and #1609.

³ Memorandum, April 17, 1984, from John Walton, coordinator, History Division, M-NCPPC, to Alan Virta, Chairman, Prince George's County Historic Preservation Commission. Available in P.G. #83-16 file, Historic Preservation Commission Offices; and will of Catherine Clagett, January 21, 1884, WAJ JT 1:371.

9. Major Bibliographical References

Survey No. P.G. # 83-16

See Notes, #8.

10. Geographical Data

Acreage of nominated property 2.07 acres

Tax Map 151 D-4, Lot 30, Section 1

Quadrangle name Mt. Vernon F

Quadrangle scale _____

UTM References do NOT complete UTM references

A

Zone	Easting				Northing				

B

Zone	Easting				Northing				

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Marina King, Architectural Historianorganization Historic Preservation Commissiondate September 1986street & number 14741 Gov. Oden Bowie Dr., Rm. 4010telephone 952-3520city or town Upper Marlboro,state MD. 20772

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. PG-83-16

Description (continued)

Section 7 Page 2

The house has a large rear yard with several mature hardwood trees. Just north of the house is a one-by-one-bay gable roof meat house with a standing seam metal roof. The building is of hand hewn logs chinked with plaster. It is partially covered with horizontal wood siding and has wide corner boards. There is a door of vertical boards centered on the south side. Also north of the house is a one-by-one-bay gable roof frame shed with board and batten siding and a seriously deteriorated roof. Northeast of the house is a large one story gable roof three-by-two-bay barn that has been converted to a garage. The roof is covered with corrugated metal, the building sided with horizontal siding; and there is a shed roof east side addition.

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Statement of Significance (continued)

Survey No. PG 83-16

Section 8 Page 2

- 4 Interview with Adelaide Manning Ferrel, August 1986.
- 5 Ibid.
- 6 Land Records, 345:485 and 1154:68.

Chain of Title

J. R. Lee Manning House
P.G. #83-16

4779:781 21 June 1977 Deed	Mark and Diane Boyer purchase Lots 30 and 32 from Mrs. Clois Butler. Lot 30 conveyed February 15, 1955, 1828:121. Lot 32 conveyed February 14, 1955, 1828:123.
1828:121 15 Feb 1955 Deed	Frank and Clois Butler buy Lots 30 and 32 from Lena R. Hackney (formerly Lena Carrick) and James C. Hackney.
1256:330 30 Aug 1950 Deed	Lena Carrick buys Lot 30 from Mr. and Mrs. Francis W. Hill, Jr.
Plat 17:39 1950	Francis W. Hill, Jr. subdivides 68.07 acre tract into lots, including Lot 30 (2.07 acres).
1154:68 6 Sept 1949 Deed	Mr. and Mrs. Frances W. Hill, Jr. buy 163 acre farm from Ms. Eleanor Manning.
345:489 30 Oct 1930 Deed	Eleanor and Julia Manning (173 acres) from Rosalie Manning. "The home place of the late R. Lee Manning ..."
345:485 3 Oct 1930 Deed	Rosalie Manning from her mother, Mrs. Julia Manning, the deed to the "home place of the late J. R. Lee Manning."
Ad #3960 27 Jul 1926 GPH 1	Will of J. R. Lee Manning (died 1926) lists a 195-acre farm in Prince George's County.
JWB 39:160 1897 Deed	J. R. Lee Manning, 14-acre tract from Mrs. Ceanna Jones. The tract "lying and being between the farm now owned by said Manning and the public road."
22 Sept 1896 Ad. #1609 Ad. #1610 Wills	J. R. Lee Manning inherits tract of land called "Bowling's" (176 acres), from parents, Lizzie and John Manning.

- 2 -

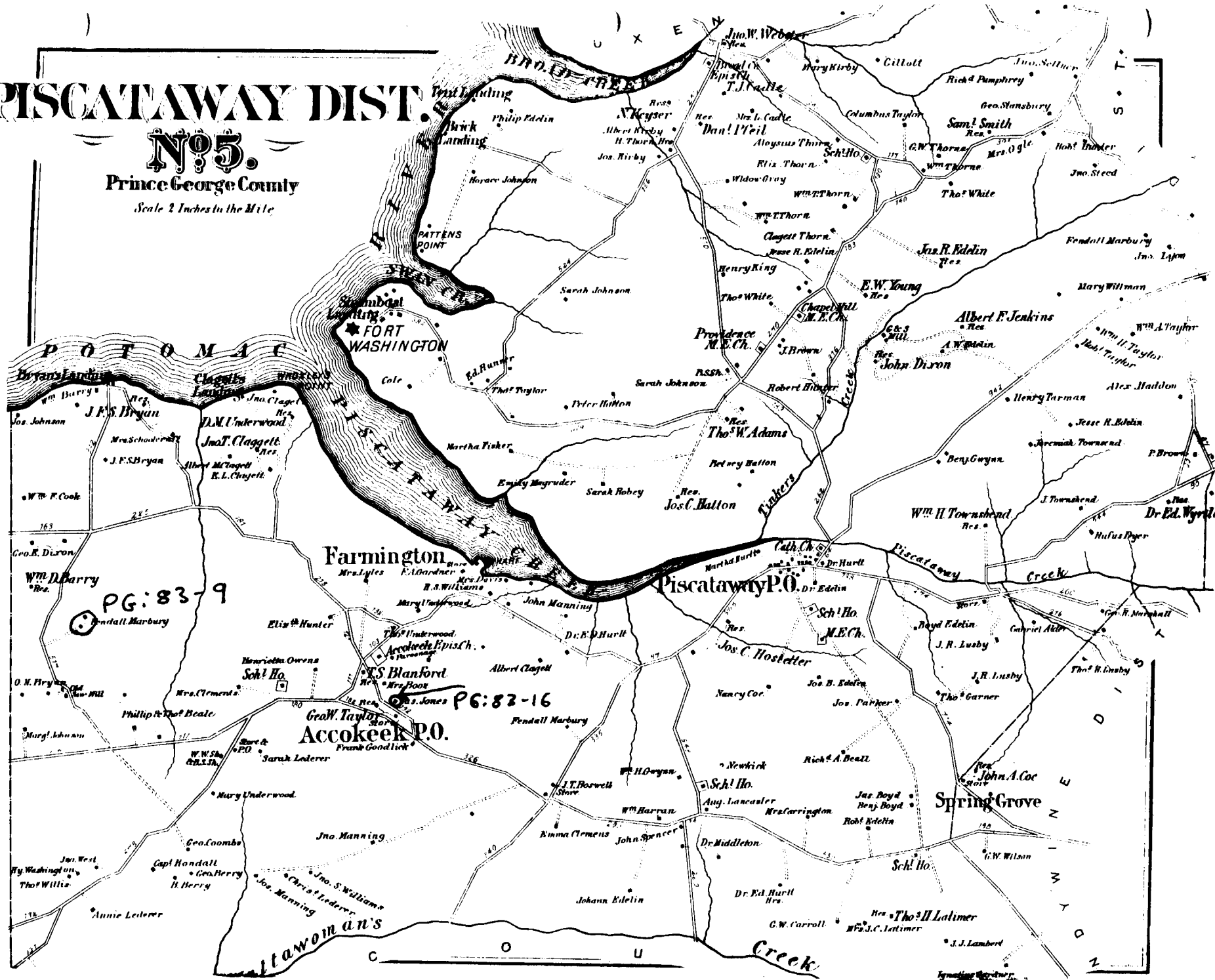
JWB 27:432 19 Dec 1893 Deed	Margaret J. Jones buys two lots totaling 14 acres from Thomas Underwood and his wife Anna (Mrs. Jones' daughter).
JWB 1:43 15 June 1882 Deed	Thomas Underwood buys 2-acre lot for \$300 from his brother-in-law, James S. Jones and Ceanna Jones, his wife. "That parcel of land with all the improvements lying north of the road leading from Accokeek Church to the Cross Roads, a detached portion of the farm called by the name of Oakwood".
HB 11:191 26 Nov 1875 Deed	James Jones, a 2-acre lot from Mrs. Catherine J. Clagett.
HB 10:506 5 July 1875 Deed	Mrs. Catherine J. Clagett, two farms for \$225.00 from her sister, Harriet Beans. The tracts were "Hard Bargan Farm" on the Potomac River, and "Oak Wood Farm," "adjoining ... on the south the lands of John Manning ... containing 175 acres."

PISCATAWAY DIST.

Nº 5.

Prince George County

Scale 2 Inches to the Mile



PG: 83-9

PG: 83-16

PG: 83-16

SCHWEITZER
2708/018
5.16A. P.150
SAN
YE9
/378
P.149

LAM C
ORSKY
6/052
.01A
.148

ANDREW C. CAMPBELL ETAL
4251/748
18.31 A.
P.42

O-S

R-E

THE VESTRY OF CHRIST
CHURCH AND ST. JOHN PARISH
1826/013
13.95A.
P.30

M.O. PAILE ASSOC. INC.
6072/961 8.44A.
P.37

JOHN M.
DUGGAN
1837/125
3.40A
P.39

VIRGINIA D. HENDERSON, ETAL.
4138/223 10.40A.
P.38

EAST ACCOKEEK
SECT. I.
1670

WARD-PARK
2809

9120

R-A

83-16

DYER
MANOR
1458

RALPH H.
WILLETT
1.70 A.
P.216

CHAS.
JADELL
1682/528
1.80A.
P.35

R-R

C-S-C

ACCOKEEK GROVES

0319

HENRY M. CLAGETT
3221/372
39.08A.
P.211

INDIAN HEAD HIGHWAY

ROAD

BIDDLE

BIDDLE RD

MAIN

SOUTH ST.

NORTH ST.

BRYAN

POINT

CEDEAR

ACCOKEEK
GARDENS

2318

1.19 A.
P.213

HENR
14

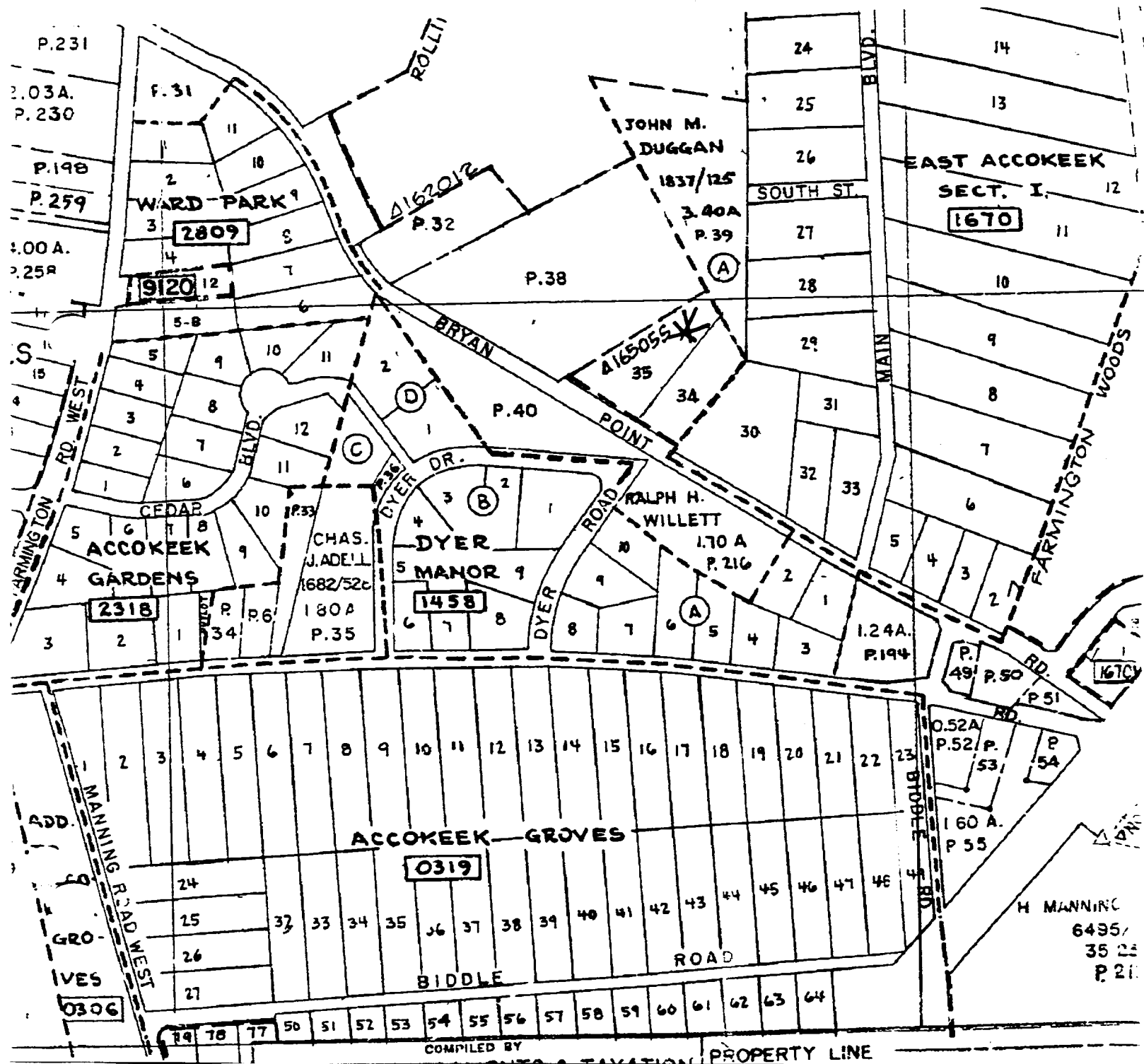
P.48

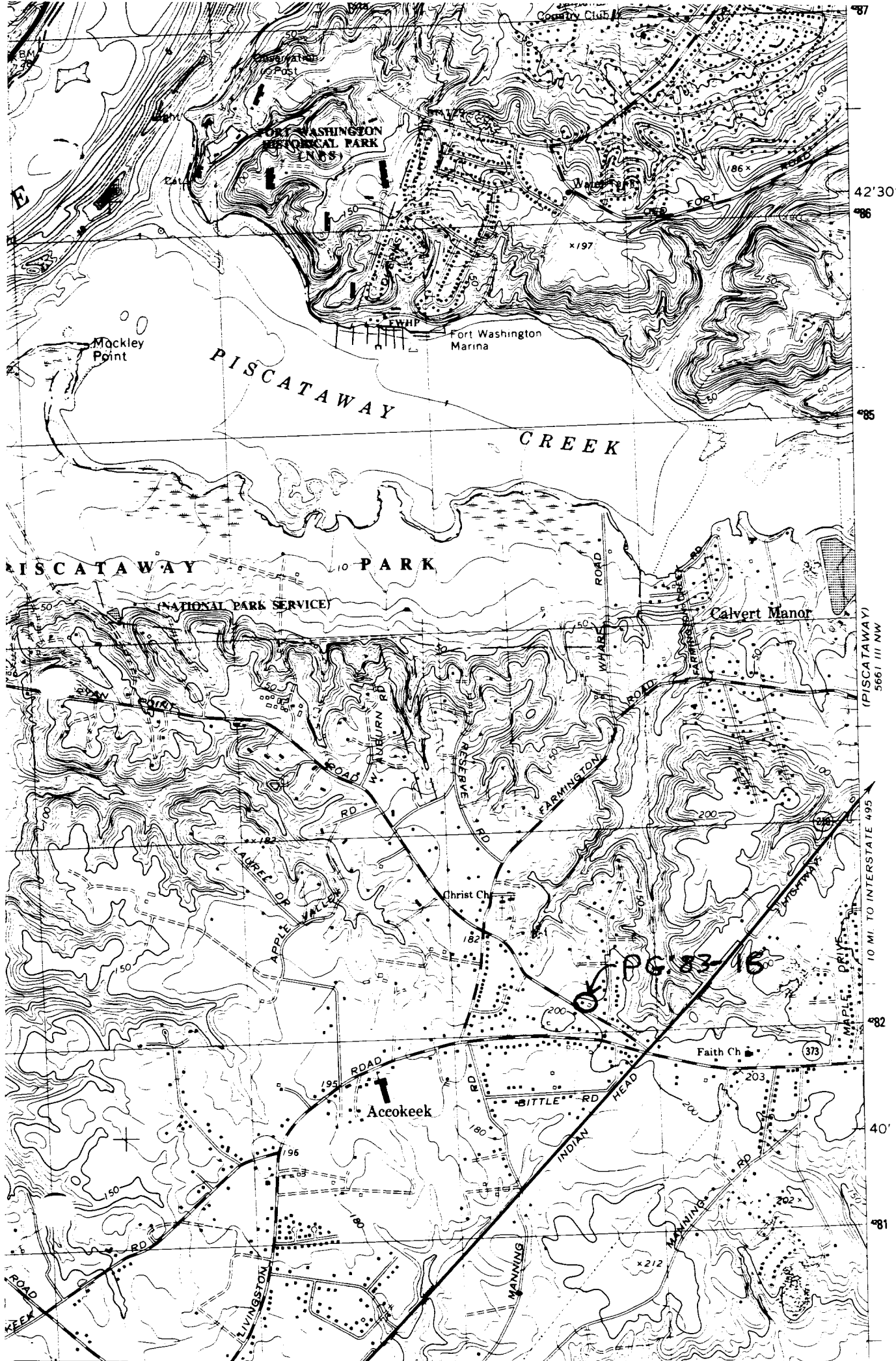
0.52A.
P.52/P.
53,
1.60 A.
P.55

INDIAN HEAD HIGHWAY

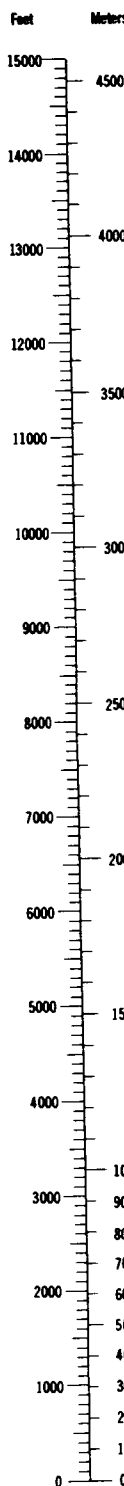
ROAD WEST

2
NC





CONVERSION SCALES



Feet	Meter
1	.3048
2	.6096
3	.9144
4	1.2192
5	1.5240
6	1.8288
7	2.1336
8	2.4384
9	2.7432
10	3.0480

To convert feet to
meters multiply by .3048

To convert meter
multiply by 3.2808





P.G. #83-16

J.R. Lee Manning House
Prince George's County, MD.
Marina King
February 1986
North elevation
Neg: Md. Hist. Trust, Annapolis, MD.



P.G. #83-16

J.R. Lee Manning House
Prince George's County, MD.
Marina King
February 1986
East elevation
Neg: Md. Hist. Trust, Annapolis, MD.



P.G. #83-16

J.R. Lee Manning House
Prince George's County, MD.
Marina King
February 1986
West elevation
Neg: Md. Hist. Trust, Annapolis, MD.



P.G.#83-16

J.R. Lee Manning House
Prince George's County, MD
Marina King
February 1986
Meat house, north
Neg: Md. Hist. Trust, Annapolis, MD



P.G. #83-16

J.R. Lee Manning House
Prince George's County, MD.
Marina King
February 1986
South elevation
Neg: Md. Hist. Trust, Annapolis, MD.